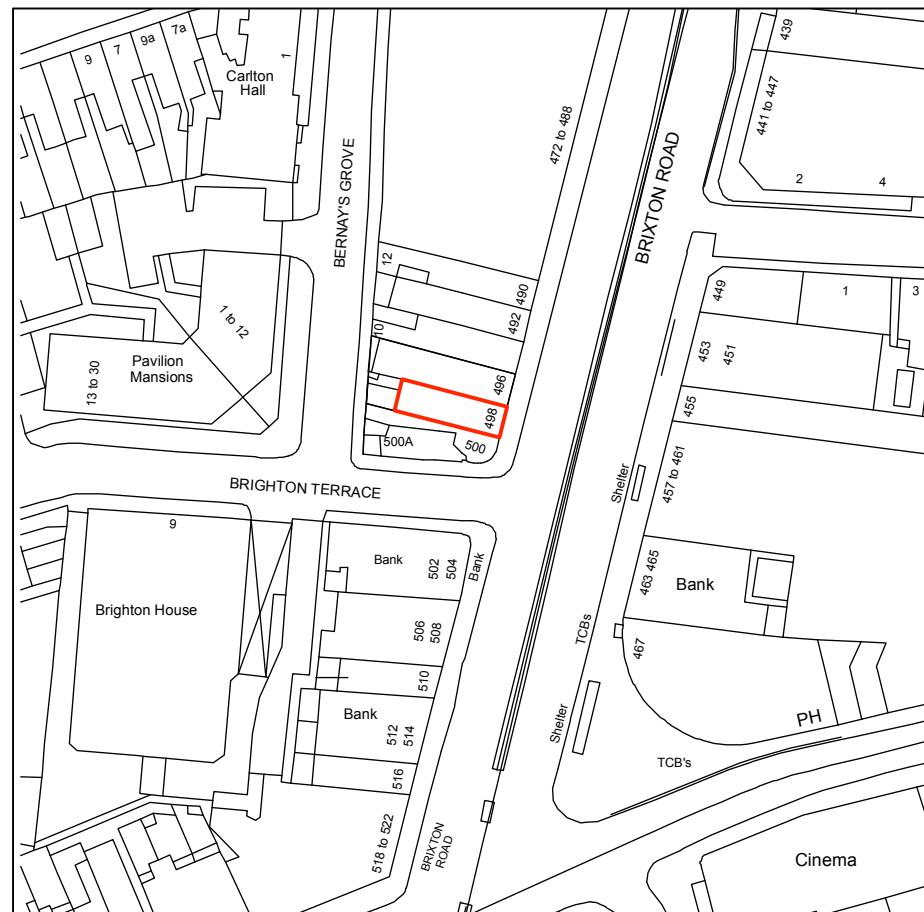
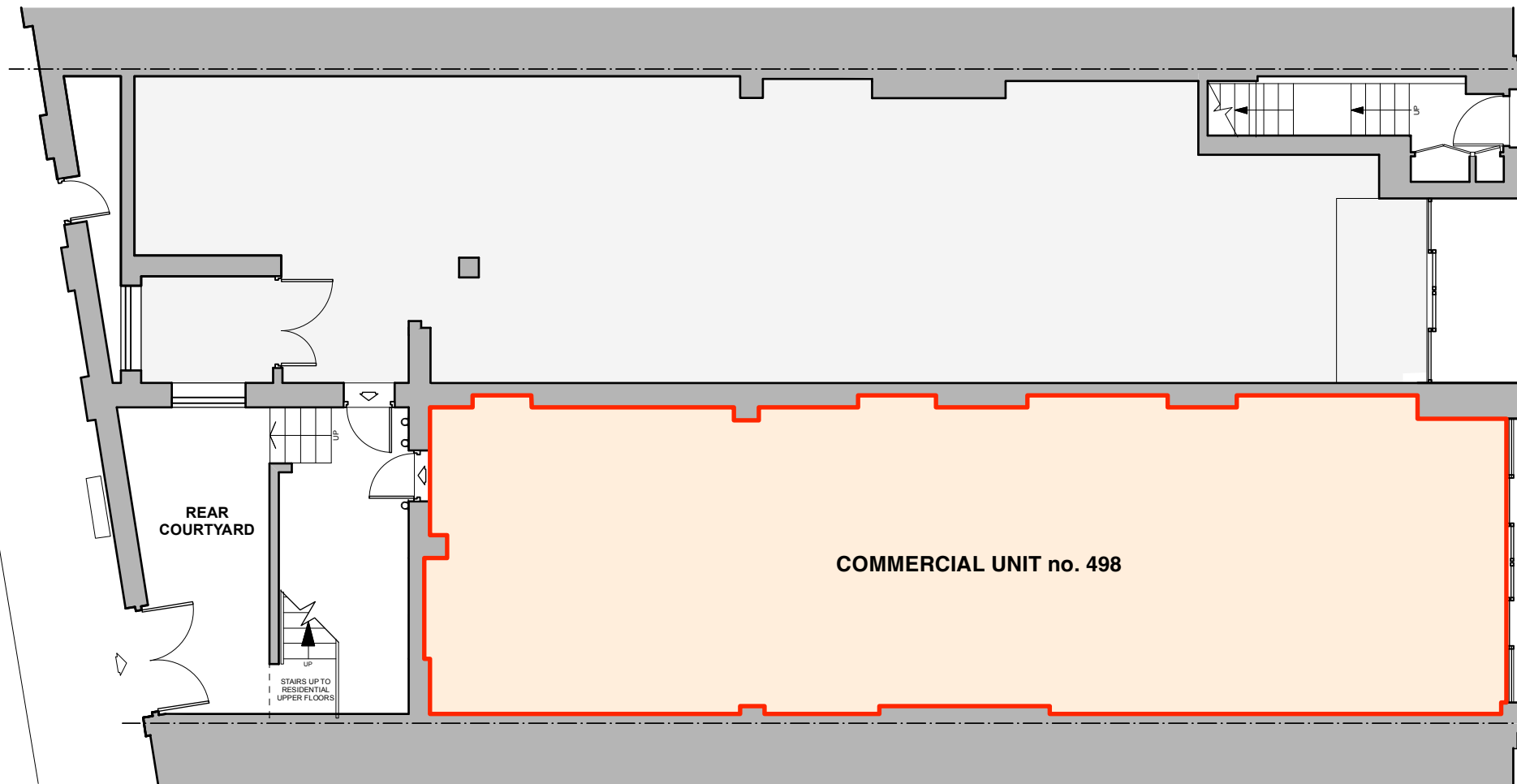


LOCATION PLAN
SCALE 1:1250



BERNAY'S GROVE



Residential entrance

Entrance to commercial unit no. 496

Entrance to commercial unit no. 498

REAR COURTYARD

UP
STAIRS UP TO
RESIDENTIAL
UPPER FLOORS

COMMERCIAL UNIT no. 498

BRIXTON ROAD

GROUND FLOOR PLAN
SCALE 1:100



			PROJECT 498 BRIXTON ROAD, LONDON, SW9 8EQ				DRAWING TITLE LEASE PLAN	
			CLIENT STEPPINGSTONE LIMITED				Mathias Franke Limited ARCHITECTS & DESIGNERS	
rev.	date	notes	SCALE 1:100; 1:1250 @ A3	DATE JAN 2026	DWG BY MF	REV.	64 Oakridge Road, Bromley, Kent BR1 5QN Tel. 07736 129 639 e-mail: mathias@fbd-ltd.com	
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